



**CITY OF SUNNYVALE
REPORT
Planning Commission**

March 28, 2005

SUBJECT: **2005-0076:** Application on a 5,083 square foot site located at **827 San Ramon Avenue** in an R-0 (Low-Density Residential) Zoning District

Motion Appeal of condition of approval by the Director of Community Development disallowing the proposed mission tile roof with a peach and light grey color scheme.

REPORT IN BRIEF

Existing Site Conditions Existing one-story home in the process of constructing an addition to the home.

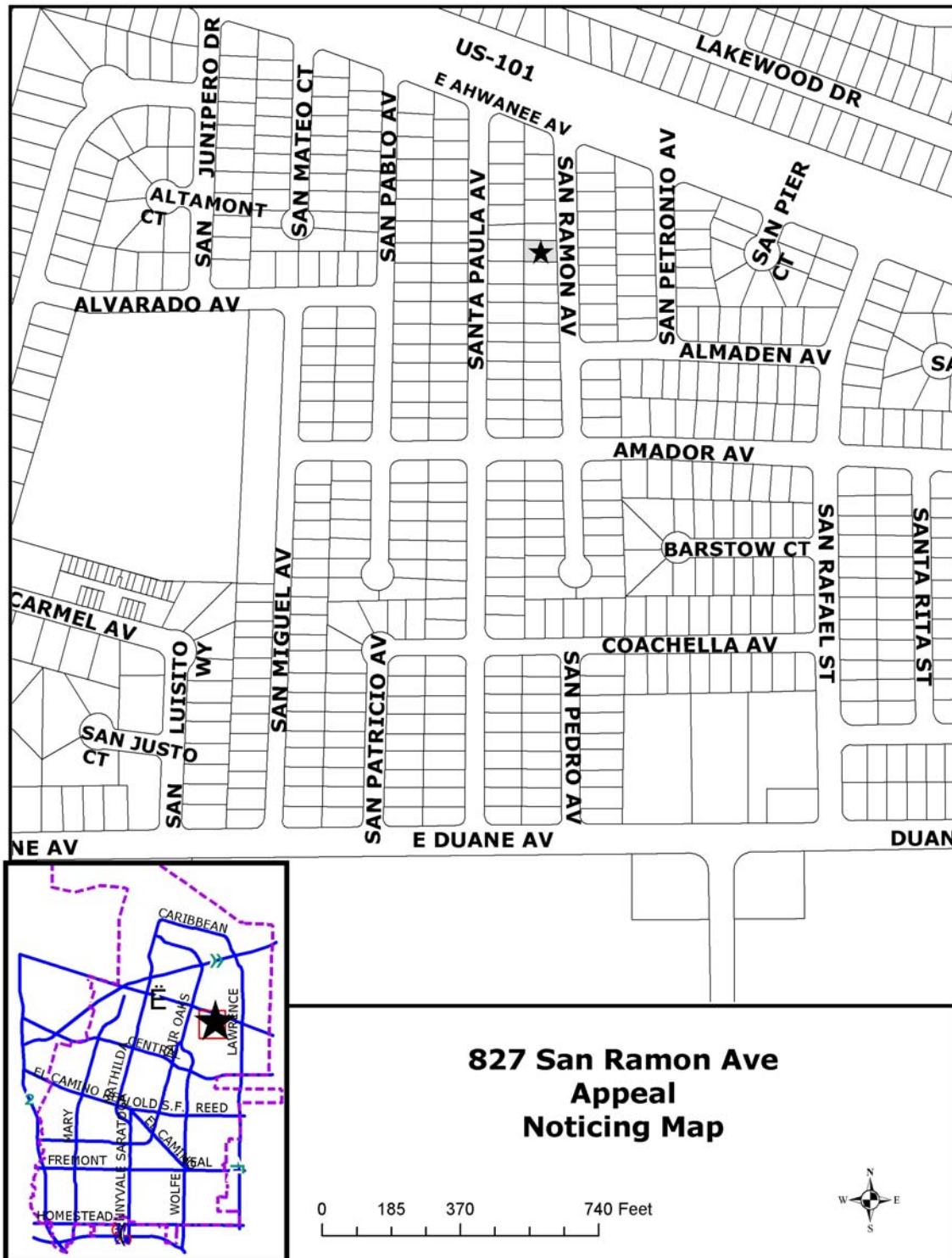
Surrounding Land Uses

North	Single Family Residential
South	Single Family Residential
East	Single Family Residential
West	Single Family Residential

Issues Design compatibility of roof material type and color

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Deny the appeal



PROJECT DATA TABLE

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED/ PERMITTED</u>
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	R-0	R-0
Lot Size (s.f.)	5,083	5,083	6,000 min.
Lot Width (ft.)	55	55	57 min.
Gross Floor Area (s.f.)	1923	1923	NA
Lot Coverage (%)	37.8	37.8	40 max.
No. of Buildings On-Site	1	1	1
Building Height (ft.)	16'6"	16'6"	30 feet max.
No. of Stories	1	2	2 max.
Setbacks (facing prop.)			
• Front (ft.)	20'	20'	20' min.
• Left Side (ft.)	6'	6'	4' min.
• Right Side (ft.)	9'	9'	8' min. (Total 12')
• Rear Encroachment (%)	12	12	25% max.

ANALYSIS**Description of Proposed Project**

The applicant has appealed the decision of the Director of Community Development to disallow a mission tile roof with a peach and light grey color scheme. Staff conditioned the project to have a dark colored roof material consisting of either a composition shingle or a flat tile roof.

Background**Previous Actions on the Site:**

The applicant originally submitted for a design review to remodel and expand the existing home that was approved on September 23, 2004. The project was conditionally approved to modify the proposed roof type from mission style tile with a peach and grey color scheme to a composition shingle roof. Subsequently in February of 2005, a Miscellaneous Plan Permit (MPP) was filed for a design review modification of the condition of approval requiring a composition shingle roof. Staff then modified the condition of approval to allow for either a composition shingle roof or a dark colored flat tile, not the mission style or the peach and grey colors proposed. The applicant has since appealed the decision on roof material and color to the Planning Commission.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions. Class 1 Categorical Exemptions include modifications to existing structures.

Design Review**Architecture:***Neighborhood*

The home is currently in the process of being remodeled to a contemporary stucco finish and style from that of an older plain stucco finish or wood siding finish common in the area. Despite the remodeling the home remains a modest one-story home with a hipped roof. The general neighborhood consists of similar scale one-story homes. The important feature to note in regards to this application is that from staff's site visit to the area the homes have composition shingle roofs with very few exceptions.

Subject Design

The subject home has a hipped roof with one central peak at a 4 and 12 pitch for a total height of 16.5 feet. The entryway has a small covering that is also a hipped design with a comparative pitch to that of the main roof. The proposed roof material is a modified mission tile resulting in less vertical relief than a typical barrel tile, roughly half of the dimension of a barrel tile. The proposed color selection is a combination of peach and light grey which gives the appearance of a pastel coloring. (See color Attachment 2)

Staff has three main concerns with the proposed roof choice. The first is the color choice that is an unusual pastel combination of peach and grey. Sunnyvale has traditionally had homes with dark colors and rust or brown mission tile roofs. The existing neighborhood's roof colors are that of composition shingle materials and are a mixture of black, grey, or brown colors. Staff's determination is that the color is not compatible with the roofs of the neighborhood and the hipped roof design provides maximum exposure of the roof surface in all directions thereby accentuating its individuality. Staff recommends a darker color be chosen for the roof to be compatible with the neighborhood.

Secondly, the texture of the roof deviates substantially from the character of the neighborhood. As mentioned previously, the area is consistently a composition shingle roof type. Composition shingles provide a different depth of texture than that of tile and creates a noticeable difference when either one of the materials is the exception for the block. Although the *Sunnyvale Single Family Design Techniques* suggest high quality roof materials that provide visual interest (tile roofs are examples of high quality durable materials that provide texture and visual interest), such a provision should be balanced with compatibility with the surroundings. Staff proposes a compromise of switching to a flat tile to maintain durability and to provide a greater degree of texture than composition shingles while maintaining compatibility in shape and relief to that of shingles.

Thirdly, the home design itself is not of a Mediterranean motif that would typically be finished with a tile roof to complete the design. The subject home is a modest contemporary home with a stucco finish and has a plain covered entry as its one notable feature of interest. Therefore, a variety of roof materials are appropriate for the home design itself and compatibility with the neighborhood should then be considered for the selectoin. Staff finds that the proposed light colored modified mission tile is one of the materials that would be least suitable match to the home design and the neighborhood. As such, staff recommends that a darker color selection and a square flat shingle design be used for the roof.

Expected Impact on the Surroundings

Staff believes the roof as proposed will be a noticeable departure from the character of the block and the home will not blend, but instead will stand out on the block.

Findings, General Plan Goals and Conditions of Approval

Staff was unable to make the required Findings for the Design Review of the roof. The color selection and texture of the propose mission tile is not compatible with the neighborhood's predominant composition shingle roof materials and colors and would be a determinant to character.

- Findings are located in Attachment 1.

Public Contact

One neighborhood member has submitted an email in support of the staff recommendation. (Attachment 3)

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • 8 notices mailed to the property owners and residents within adjacent to the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website • Recorded for SunDial

Alternatives

1. Deny the appeal and uphold the decision of the Director of Community Development disallowing the mission tile roof and light colors.
2. Grant the appeal as requested by the applicant.

Recommendation

Recommend Alternative 1

Prepared by:

Kelly Diekmann
Project Planner

Reviewed by

Gerri Caruso
Principal Planner

Reviewed by:

Trudi Ryan
Planning Officer

Attachments:

- 1) Recommended Findings
- 2) Architectural Plan
- 3) Email from Neighbor

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

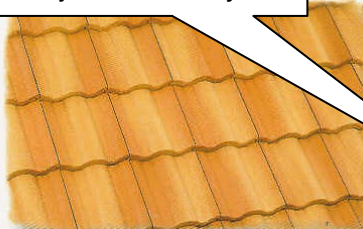
Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	Not applicable
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	Not applicable
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The neighborhood homes are modest one-story homes with low pitched roofs with composition shingles. The proposed house meets general height and pitch compatibility, but the proposed mission tile and peach grey colors create a dramatic change in the character of texture and color for the neighborhood creating a home that will stand out from the adjacent homes in a negative manner.
<i>2.2.4 Minimize the visual impacts of parking.</i>	Not applicable
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Not applicable
<i>2.2.6 Use high quality materials and craftsmanship</i>	The project will utilize high quality composition roof materials or tile. Staff has conditioned the project to have a tile selection be a flat shingle type shape and texture rather than a rounded mission tile selection. The high quality composition shingle or flat tile meets the needs of a long lasting materials while providing design compatibility.
<i>2.2.7 Preserve mature landscaping</i>	Not applicable

The project's design and architecture do not meet the requirements of the *Single Family Design Techniques*. The proposed color scheme and roof type, are not consistent with character of neighborhood home designs.

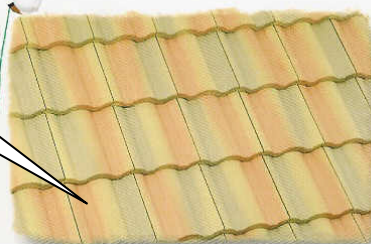


Malibu (continued)

Subject Roof Style



Product No: 418
Name: Terracotta Gold
Description: Terracotta/Gold Flashed



Product No: 447
Name: Sonora Vista
Description: Buff/Peach/Gray Flashed



Product No: 413
Name: Montrose
Description: Rose/Black Streaks



Product No: 412
Name: Granada
Description: Terracotta/Black Streaks



Product No: 414
Name: Walnut brown
Description: Brown/Black Streaks



Rustic
Malibu

745 • Sunrise Blend • Corona Del Mar, California



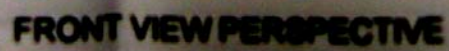
Product No: 787
Name: Gray Brown Range
Description: Gray/Brown Range



Product No: 745
Name: Sunrise Blend
Description: Terracotta/Brown Blend



Product No: 799
Name: Charcoal Range
Description: Gray Range



Email submitted by neighbor :

Dear Kelly Diekmann,

I have left a phone message for you re the appeal of the decision to deny a pink and green tile roof at 827 San Ramon Ave. I am emailing you so that you have something more substantial than a phone message.

I live next to this residence and am very much opposed to this colorful roof. It does not "go" with the neighborhood and will be distracting. It will call a lot of attention to itself and I don't want to look at it every day.

Linette White

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